

SECOND AMENDMENT TO THE REPORT AND
DECISION ON THE APPLICATION OF
SCHOOLHOUSE '77 ASSOCIATES FOR THE
AUTHORIZATION AND APPROVAL OF A
PROJECT UNDER MASSACHUSETTS GENERAL
LAWS (TER.ED.) CHAPTER 121A AS
AMENDED, AND CHAPTER 652 OF THE ACTS
OF 1960, TO BE UNDERTAKEN AND CARRIED
OUT BY A LIMITED PARTNERSHIP FORMED
UNDER M.G.L. CHAPTER 109, AND APPROVAL
TO ACT AS AN URBAN REDEVELOPMENT
LIMITED PARTNERSHIP UNDER SAID
CHAPTER 121A.

On April 13, 1978, the Authority voted to adopt a Report and Decision on the Application of Schoolhouse '77 Associates for Approval of a Project Under Massachusetts General Laws, Chapter 121A. The Project includes four (4) sites in Roxbury and Mattapan and entails the rehabilitation and conversion of three vacant buildings, the Garrison School, the Dillaway School, and the Berger Instrument Factory, into housing, and the demolition of the Lowell Mason School and construction of new housing on that site.

On September 21, 1978, the Authority voted to adopt a First Amendment to the Report and Decision on the Application to allow additional deviations from the Boston Zoning Code and to approve a change in the General Partnership interests of the project.

On March 6, 1980, Schoolhouse '77 Associates submitted a request to amend their project approval as follows:

1. To include, within the legal description of the project area, three additional panels of vacant land (1-4 Archer Terrace, 11 Hutchins Street and 17-25 Williams Street) adjacent to the Project site. These vacant lots will be redeveloped by the Applicant to provide

additional parking facilities which will enhance the overall design and character of the project. Revised plans, to include the three additional parcels, have been reviewed and approved by Authority Urban Design staff.

2. For permission to deviate from certain provisions of the Boston Zoning Code as it relates to the Garrison School site. Such deviations are for parking uses per dwelling unit as required by the Boston Zoning Code. The Authority finds that the deviations attached hereto and incorporated by reference as Exhibit 1 are necessary for the carrying out of the total Project and are therefore granted without substantially derogating from the intent and purposes of the applicable laws, codes, ordinances and regulations respectively.
3. To correct certain inconsistencies in the Report and Decision for Schoolhouse '77 Associates, as the result of an Authority approved change in the number and size of the units in the Garrison School site, by:
 - (i) deleting the number "126" from the fourth line of page two of the Report and Decision, and substituting therefor the number "128".

(ii) deleting the number "40" from
the third line under the heading
"William Lloyd Garrison School"
on page 8 and substituting
therefor the number "50".

In the opinion of Chief General Counsel, this Amendment does not constitute a fundamental change and does not require a public hearing. All future changes or deviations are subject to complete review and approval by the Authority.

The Authority hereby approves the "Second Amendment to the Report and Decision on the Application of Schoolhouse '77 Associates for the Authorization and Approval of a Project under Massachusetts General Laws (Ter.Ed.) Chapter 121A as Amended, and Chapter 652 of the Acts of 1960, to be undertaken and Carried Out by a Limited Partnership Formed Under M.G.L. Chapter 109 and Approval to Act as an Urban Redevelopment Limited Partnership Under said Chapter 121A" and hereby consents to the Amendment to the Application and Report and Decision subject to the provisos set forth herein.

EXHIBIT 1

Boston Zoning Code Deviations

- Section 14-2 Permission to deviate from requirement of 1,000 sq. ft. of land for each additional dwelling unit. Proposed sq. ft. for additional dwelling unit is 967 sq. ft.
- Section 23-1 Permission to deviate from parking requirement of .9 spaces per dwelling unit. Proposed parking to have .44 spaces per dwelling unit.
- Section 8-7(71) Conditional use permit for ancillary use (parking on lot located at 11 Hutchins Street).

MEMORANDUM

APRIL 3, 1980

3925

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SECOND AMENDMENT TO REPORT AND DECISION ON 121A
APPLICATION OF SCHOOLHOUSE '77 ASSOCIATES

On April 13, 1978, the Authority voted to adopt a Report and Decision on the Application of Schoolhouse '77 Associates for approval of an urban redevelopment project pursuant to Massachusetts General Laws (Ter. Ed.) Chapter 121A as amended, and Chapter 652 of the Acts of 1960. The project includes four (4) sites in Roxbury and Mattapan and entails the rehabilitation and conversion of three vacant buildings, the Garrison School - the Dillaway School - the Berger Instrument Factory, into housing, and the demolition of the Lowell Mason School and construction of new housing on that site.

On September 21, 1978, the Authority voted to adopt an Amendment to the Report and Decision on the Application to allow additional deviations from the Boston Zoning Code and to approve a change in the General Partnership interests of the project.

On March 6, 1980, Schoolhouse '77 Associates submitted a request to amend their project approval as follows:

1. To include, within the legal discription of the project area, three (3) additional parcels of vacant land (1 thru 4 Archer Terrace - 11 Hutchins Street -17 thru 25 Williams Street) adjacent to the Dillaway School site, The Garrison School and Berger Instrument Factory sites respectively. These vacant lots will be redeveloped by the Applicant to provide additional parking facilities which will enhance the overall design and character of the project. Revised plans, to include the three additional parcels, have met the approval of Authority Urban Design staff.
2. For permission to deviate from certain provisions of the Boston Zoning Code as it relates to the Garrison School site.

Section 14-2 Permission to deviate from requirement of 1,000 sq.ft. of land for each additonal dwelling unit. Proposed sq. ft. for each additional dwelling unit is 967 sq. ft.

Section 23-1 Permission to deviate from parking requirement of .9 spaces per dwelling unit. Proposed parking to have .44 spaces per dwelling unit.

Section 8-7 Conditional use permit for ancillary use (parking on lot located at 11 Hutchins Street).

3. To correct certain inconsistencies in the Report and Decision for Schoolhouse '77 Associates, as the result of an Authority approved change in the number and size of the units in the Garrison School site, by:

- (i) deleting the number "126" from the fourth line of page two of the Report and Decision, and substituting therefor the number "128".
- (ii) deleting the number "40" from the third line under the heading "William Lloyd Garrison School" on page 8 and substituting therefor the number "50".

In the opinion of General Counsel, this Amendment does not constitute a fundamental change and does not require a public hearing.

It is therefore recommended that the Authority adopt the attached Amendment to the Application and Report and Decision.

An appropriate vote follows:

VOTED: That the document presented at this meeting entitled, "Second Amendment to the Application and Report and Decision of Schoolhouse '77 Associates for the Authorization and Approval of a Project under Massachusetts General Laws (Ter.Ed.) Chapter 121A as Amended, and Chapter 652 of the Acts of 1960, to be undertaken and carried out by a Limited Partnership formed under Massachusetts General Laws, Chapter 109, and Approval to Act as an Urban Redevelopment Limited Partnership under said Chapter 121A" be and is hereby approved and adopted.

